

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY  
BOARD OF COMMISSIONERS  
CONVENTION CENTER COMMITTEE MEETING**

**August 29, 2006**

**A meeting of the Convention Center Committee of the Rhode Island Convention Center Authority (hereinafter referred to as “Authority”, the “CCA” or the “Board”) was held on August 29, 2006, pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were, Chairman Jerry Massa, Commissioners, David A. Duffy, Patrick Butler, Marrienne Corr, Dale Venturini, Jeff Hirsh and Jason Fowler**

**Also in attendance, Jim McCarvill, Kerrie Bennett and Ken Mancuso, Convention Center Authority; Larry Lepore, SMG/DDC; Tim Muldoon, Deb Tuton and Julian Raveneau, SMG/RICC; Bruce Leach, Legal Counsel; Steve MacDonald, Ahlborg; Steve Duvel and Aja Burton, Gilbane and Eileen Smith, Recording Secretary.**

**Chairman Massa called the meeting to order at 3:35 p.m. (at the rise of the Dunkin’ Donuts Committee) and announced that the next meeting would be held on October 24th 2006 at the rise of the Dunkin’ Donuts Committee meeting.**

**Noting that the minutes of the July meeting had been distributed Mr.**

**Massa entertained a motion to approve. Upon a motion duly made by Mr. Duffy and seconded by Mr. Hirsh, it was unanimously**

**VOTED: to approve the minutes of the July meeting.**

**Mr. Muldoon presented the financial highlights for the month of July. He reported that**

**Overall Net Income for the month of July was (\$188,143). This represents an increase to budget of \$67,000 and a decrease to last year of (\$27,000). Overall revenues were down to last year by \$77,800 the result of decreased Food & Beverage and direct event revenues somewhat offset by increased parking revenue. In response to a slightly reduced event calendar direct costs were down \$44,000 or 28%. Mr. Muldoon stated that Convention Center overall revenues were down from last year by \$23,000 and budget by \$43,000 due to the absence of AAEA, Headliners and Arthritis Foundation, but somewhat offset by National Autism Society of America. He said that Food & Beverage revenues were higher then budget by \$4,600 and down to last year by \$83,000. This is attributed to the AAEA event and Juvenile Arthritis event which generated revenues of \$65,000 & \$27,000 respectively compared to National Autisms \$16,000. Mr. Muldoon noted that overall parking revenues were up to last year by \$29,000 and budget by \$11,000. Transient was up \$21,000. Event parking was down \$8,600 due to a reduced event calendar at the complex. Monthly parking was up \$18,500 due to an increase in monthly parkers and the Feb. 1 2006 rate increase.**

Mr. Massa reported that an opportunity had been presented by the Convention Center staff to utilize the chillers at the Convention Center rather than install a new one at the Dunkin' Dunkin Donuts Center. Mr. Muldoon noted that the Convention Center has two chillers that are under utilized. He explained that in order to run efficiently they should be used often. Mr. Muldoon said that if these chillers were not used they would need replacing within the next few years. Mr. McCarvill noted that by using the chillers in the Convention Center the savings would come from the Dunk construction and a capital expense for the Convention Center but would eliminate the need for steps that they would be undertaking down the road. Mr. Fowler asked if there would be a problem in both facilities if the chiller was down. Mr. Massa stated that we would design the system to make sure that both facilities could operate if anything went wrong.

Upon a motion duly made by Ms. Venturini and seconded by Mr. Hirsh it was unanimously

**VOTED:** to recommend to the Board that Mr. Muldoon proceed with the design and drawings to use the chiller in the Convention Center for the Dunkin' Donuts Center.

Mr. Massa noted that Mr. Muldoon had been investigating the possibility of creating three exit lanes from the South Garage. Mr.

**Muldoon reported that the cost to add an additional card reader and arm would be approximately \$22,500. Ms. Corr asked if that would create traffic issues with three lanes exiting the garage. She asked if we have an obligation to the City. Mr. McCarvill reported that conversations are ongoing with the City Planning Office and Providence Police, and agreed that the effectiveness of the additional exit would be compromised somewhat during the Dunkin' Donuts Center renovations. Mr. Mancuso stated that the South Garage exits onto the service road which is owned by the Authority. Mr. Fowler asked if there had been any thought given to getting pedestrians off the street. Mr. McCarvill reported that the connector from with the Dunkin' Donuts Center should alleviate some of the congestion caused by pedestrians. Mr. Massa explained to Mr. Fowler the Renewal & Replacement requirements under the Bond resolution. Upon a motion duly made by Ms. Venturini and seconded by Mr. Fowler it was unanimously**

**VOTED: to recommend proceeding with the changes in the South Garage to allow for three exiting lanes.**

**Mr. Muldoon reported that RGB was in the process of preparing a feasibility study for usage options of the west lobby. He stated that the study would be available for the September meeting. Mr. Muldoon also noted that work continues on the south garage lighting and that the level used by the Westin valet service would be completed soon.**

**Mr. Duffy thanked Mr. Muldoon and the Convention Center staff on the great job that was done on the Dave Gavitt event. Mr. Muldoon said that the Convention Center was proud to be a part of such a special event.**

**Noting no further business, Mr. Massa entertained a motion to adjourn. Upon a motion duly made by Ms. Venturini and seconded by Mr. Hirsh it was unanimously**

**VOTED: to adjourn at 4:20 p.m.**